

SunTrust Mortgage
Attn: Deed-In-Lieu Department, 1001 Semmes Avenue, RVW-3054, Richmond, VA 23224
800-443-1032, Fax 804-675-7399

April 4, 2011
RE: Request for Deed-In-Lieu for Loan # 0248698979
43 Mandalay Ridge, Canton, NC 28716

To whom it may concern,

We are requesting a Deed-in-Lieu for our loan on the home at 43 Mandalay Ridge in Canton. As you are aware, over the past few months we have not made mortgage payments on our home loan. Since the purchase of the home our financial situation has changed due to unexpected and persistent medical problems revolving around our children. We have had our home listed for sale since November, but due to the looming prospect of ongoing significant medical expenses we decided to move out of the home and stop paying on it. That is allowing us more money in our monthly budget to offset these mounting health care expenses.

We have four children. Within the past eighteen months three of the four have been diagnosed with chronic health conditions. Our youngest developed worsening problems with his breathing and was diagnosed as a severe asthmatic; he requires multiple daily prescriptions and has frequent doctor visits due to the disease. Our second son was diagnosed with Sever's Calcaneal Apophysitis, which causes chronic pain in the bones of his feet and lower legs due to micro-fractures and a lack of proper blood supply to the growth plates; he requires special orthotic inserts and a specific type of shoe to help offset the effects of his condition. At the present time we are following a six month trial with the orthotics and shoes before making any decisions with our doctor about anything else, such as possible operations. Our oldest son has had swallowing problems for years, but he was not properly diagnosed until recently. He suffers from Eosinophilic Esophagitis, which is an allergic reaction to food that causes white blood cells to accumulate in his esophagus, causing the esophagus to narrow and making swallowing extremely difficult. He has been found to be allergic so far to at least 20 common foods (corn, corn syrup, soy, nuts, potatoes, carrots, to name only a few), and we are still only one-third of the way through the total testing that he needs to undergo. It is highly likely that he will have to cut all food out of his diet and go on an amino acid formula (which we are calculating will cost us over \$15,000/yr) to avoid progression of the disease, which can very likely result in the complete closure of his esophagus. He will need multiple daily medications for the rest of his life, very frequent visits to GI and allergy specialists, repeated endoscopies, etc. The cost of medical bills for our children - bills remaining after-insurance, and out-of-pocket expenses that include items and services insurance will not cover - is not going away. We will be facing these new and growing expenses for many years to come. Therefore, it is no longer feasible for us to continue making payments on the Mandalay Ridge home.

Our home is located in north Canton, NC, in a beautiful valley in a small, friendly neighborhood - three other homes are similar in size and age to ours. We thought the home would have a great chance at selling because of that. However, our home has been listed on MLS for six months now and we have not had any serious interest from potential buyers - in fact the house has only been shown three times, despite our asking price being set so low that it only covers the cost of our loan.

Since we decided we could no longer afford to pay for the Mandalay Ridge home, we thought it was only proper that we move out of it, as well, in order to make it more available to show for potential buyers and to save it some wear and tear, etc. Beginning in November, we moved back into our previous home, which is fully paid for - albeit we do have a substantial home equity line of credit drawn against it, much of which went to make the down-payment for the original loan on the Mandalay Ridge home. We had been hoping to refurbish our previous home and use as a rental property. However, those plans are now dead. Our previous home is a much smaller but vastly less expensive home that better suits our new budgetary reality, so we will remain there into the foreseeable future.

In summary, we are unable to pay for the Mandalay Ridge loan due to the medical expenses referred to above. We have been attempting and are continuing to attempt to sell the home. We are asking for a Deed-in-Lieu for the home at 43 Mandalay Ridge. Please contact our lawyer, Jane Soboleski, with any and all correspondence you might have for us. We hope you can work with us, through their offices, to bring this process to a positive conclusion.

Respectfully,

William A. Hunt and Kelly L. Hunt